

## **EXHIBIT 3**

**Bernstein Shur**Counselors at Law  
I.D. #01-0378211100 Middle Street  
P.O. Box 9729  
Portland, Maine 04104-5029  
(207) 774-1200LaSalle Commercial Mortgage Securites, Inc.  
Commercial Mortgage Pass-Through Certificates Trust  
c/o Stephen W. Brown, Esq.  
Crown NorthCorp, Inc.  
1251 Dublin Road  
Columbus, OH 43215May 19, 2008 Invoice# 3271551  
Matter Number: 035405-00001  
RE: Priest, Ryan Foreclosure

DATE	ATTY		RATE	HOURS	AMOUNT
04/03/08	WJP	Email with client and follow up with court and Atty Jacques re: any order from hearing last Fri	195.00	0.3	58.50
04/07/08	WJP	Follow up with client on [REDACTED] [REDACTED]; email with client and auctioneer re: ability to perform appraisal/value opinion and telecon with J Daviero re: communication with Code Enf Officer	195.00	0.8	156.00
04/07/08	KAP	Draft a motion and order to extend the time to advertise a sale.	95.00	1.0	95.00
04/08/08	WJP	Review, revise and finalize motion to extend time to start advertising sale; email with client re: [REDACTED] [REDACTED]	195.00	0.7	136.50
04/09/08	WJP	Email correspondence with client and J Daviero re: [REDACTED] [REDACTED] [REDACTED] Call from tax collector re: status of foreclosure and sending copies of bills for hard costs on property	195.00	0.7	136.50
04/15/08	WJP	Receipt of order extending time to advertise sale; office conference with client and J Daviero re: [REDACTED] [REDACTED]	195.00	2.2	429.00
04/16/08	WJP	[REDACTED] [REDACTED]	195.00	0.4	78.00

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Date	Atty		Rate	Hours	Amount
04/16/08	KAP	Drafted newspaper add, deed; legal description and purchase & sale agreement.	95.00	2.0	190.00
04/21/08	WJP	Draft letter to Atty Jacques	195.00	0.5	97.50
04/21/08	KAP	Drafted Notice of Public Sale; letter to the court regarding same.	95.00	1.0	95.00
04/22/08	WJP	Email correspondence with clients and revise and finalize letter to Jacques.	195.00	0.4	78.00
04/22/08	WJP	Review PACER records re: Priest bankruptcy filings and follow up with client re: no filing	195.00	0.3	58.50
04/28/08	WJP	Call from George Monteeth of City of Biddeford, return call and email with client re: [REDACTED] [REDACTED]	195.00	0.4	78.00
04/29/08	WJP	Email with client and J Daviero re: City's position; follow up with Atty Cunningham re: [REDACTED] [REDACTED] [REDACTED] and non-terminated. Briefly review [REDACTED] mortgage	195.00	0.7	136.50
04/29/08	GMC	Telephone conference with Attorney Paradis. Review complaints and exchange e-mails.	230.00	0.4	92.00

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July 16, 2008 Invoice# 3276902  
Matter Number: 035405-00001  
RE: Priest, Ryan Foreclosure

Date	Atty		Rate	Hours	Amount
06/09/08	RJC	Communications with Attorney Wendy Paradis regarding [REDACTED]	245.00	0.4	98.00
06/09/08	RJC	Emails from Steve Brown.	245.00	0.1	24.50
06/10/08	WJP	Email with client re: [REDACTED]	195.00	0.4	78.00
06/10/08	KAP	Title update at York County Registry of Deeds; memorandum and email summarizing same.	95.00	1.0	95.00
06/11/08	WJP	Telecon with S Brown re: [REDACTED]	195.00	1.2	234.00
		[REDACTED] Follow up with Atty Paterson re: litigation support, filing suit and procedural status. Review emails from J Daviero re: abutter interested in bidding and postponing sale; call from J Daviero re: adjourning sale to Tranzon's office.			
06/11/08	RJC	Email regarding litigation strategy	245.00	0.2	49.00
06/12/08	WJP	Reciept of executed notice of claim; prepar@ return of service and letter to sheriff; follow up with Atty Paterson on telecon with clients and issues re: [REDACTED] litigation and causes of [REDACTED] brief office conference with Atty Crawford re: [REDACTED] and meeting [REDACTED]	195.00	1.4	273.00



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July 16, 2008      Invoice#      3276902  
 Matter Number: 035405-00001  
 RE: Priest, Ryan Foreclosure

Date	Atty		Rate	Hours	Amount
06/25/08	MT	Meeting with John Patterson; call from Rob Crawford.	125.00	0.3	37.50
06/25/08	AC1	Working on [REDACTED] memo	120.00	2.8	336.00
06/26/08	JMP	Letter to Atty Jacques re. FOAA request; confer with Michelle re. gathering city records and discussions with CMP; letter to CMP re. service termination; start draft of letter to Jacques re. assessment of penalitis against successors-in-interest	320.00	1.8	576.00
06/26/08	RJC	E-mails regarding [REDACTED] and [REDACTED]; e-mails regarding [REDACTED]	245.00	0.4	98.00
06/26/08	MT	Traveling to Biddeford City Hall and review of Code Enforcement Officers file; return to office; memo to John Patterson; call to Central Maine Power; call to Biddeford & Saco Water Co.; preparing memorandum; emails from John Paterson; call to Central Maine Power.	125.00	4.0	500.00
06/26/08	AC1	Memo on [REDACTED]	120.00	7.2	864.00
06/27/08	WJP	Review correspondence from AttyJacques re: boards being removed from building and follow up with Atty Paterson re: [REDACTED]	195.00	0.4	78.00

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August 11, 2008      Invoice#      3278909  
Matter Number: 035405-00001  
RE: Priest, Ryan Foreclosure

Date	Atty		Rate	Hours	Amount
07/25/08	JMP	Telephone call from Mike Collin re. repair budget	320.00	0.7	224.00
07/28/08	RJC	Follow up regarding documents.	245.00	0.2	49.00
07/29/08	RJC	Email regarding litigation, appraisal and auction issues.	245.00	0.2	49.00
07/30/08	JMP	Letter to Roy re. [REDACTED]	320.00	0.4	128.00
07/30/08	RJC	Emails regarding [REDACTED]; receive and review [REDACTED]; [REDACTED]; regarding forward email regarding [REDACTED] related to [REDACTED]	245.00	0.7	171.50
07/30/08	RJC	Conference with Jackie Sartoris regarding reconfirmation demolition permit procedures and rebuild versus replacement of structures.	245.00	0.1	24.50

TOTAL FEES      \$8,365.00

PHONE CALL(S)	5.76
OUTSIDE PHOTOCOPY - PAID TO: BUSINESSCARD SERVICES	6.00
OUTSIDE PHOTOCOPY - PAID TO: BUSINESSCARD SERVICES	1.87
FEDERAL EXPRESS - PAID TO: FEDERAL EXPRESS CORPORATION	18.68
MISCELLANEOUS - PAID TO: PACER SERVICE CENTER	0.72
FEDERAL EXPRESS - PAID TO: FEDERAL EXPRESS CORPORATION	13.36

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December 31, 2008 Invoice# 3291998  
Matter Number: 035405-00001  
RE: Priest, Ryan Foreclosure

Date	Atty		Rate	Hours	Amount
10/21/08	JMP	email correspondence with J Daviero and review scanned mail to City with notice of foreclosure and email response on taxes due Multiple internal emails re [REDACTED]	320.00	0.4	128.00
10/22/08	DJM	Confer with Attorney Paterson re: Discretionary Function Immunity; Review and research re: Same and provide it to Attorney Paterson	225.00	0.6	135.00
10/22/08	JMP	Request for [REDACTED] from Roy; email [REDACTED] to Roy; continued emails re [REDACTED] [REDACTED]; review revised complaint to deal with [REDACTED] and standard of liability for municipal officials	320.00	1.3	416.00
10/22/08	RJC	Conference regarding [REDACTED] and liability	245.00	0.3	73.50
10/22/08	AE	Editing Motion for Preliminary Injunction and Complaint	130.00	3.0	390.00
10/23/08	WJP	Proof, finalize and sign affidavit in support of injunctive relief	195.00	0.5	97.50
10/23/08	JMP	Review revised complaint; email to Roy [REDACTED]	320.00	0.3	96.00
10/27/08	JMP	Confer with and advice to Janet Davis re her [REDACTED]	320.00	0.3	96.00
10/27/08	RJC	Calls regarding [REDACTED] of [REDACTED]	245.00	0.1	24.50



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December 31, 2008 Invoice# 3291999  
Matter Number: 035405-00001  
RE: Priest, Ryan Foreclosure

DATE	ATTY		RATE	HOURS	AMOUNT
11/03/08	AE	Completing Service of Complaint and Motion; Drafting Request for Expedited Hearing and Order on Motion	130.00	1.2	156.00
11/03/08	MT	Working on [REDACTED]	125.00	0.9	112.50
11/04/08	AE	Filing Request for Expedited Hearing and Order	130.00	2.5	325.00
11/07/08	AE	Coordination with Court re: Hearing on Motion for Preliminary Injunction	130.00	0.2	26.00
11/10/08	WJP	Email from client re: [REDACTED]; review email correspondence in file re: [REDACTED]	195.00	1.2	234.00
11/11/08	JMP	Draft litigation hold letter to Attorney Jacques	320.00	0.3	96.00
11/11/08	AE	Draft Discovery Request	130.00	0.3	39.00
11/13/08	WJP	Follow up with paralegal on dates covered by pages in part 1 of city's production, dates of FOIA request and letter to Atty Jacques mentioned in same	195.00	0.4	78.00
11/13/08	AE	Drafting Document Request	130.00	0.5	65.00
11/14/08	MT	Analyzing [REDACTED] the City of Biddeford Police Department; research regarding what [REDACTED]	125.00	0.4	50.00
11/16/08	AE	Drafting Document Requests	130.00	0.8	104.00



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December 31, 2008 Invoice# 3291999  
Matter Number: 035405-00001  
RE: Priest, Ryan Foreclosure

Date	Atty		Rate	Hours	Amount
11/25/08	AE	Reviewing Opposition to Motion for Preliminary Injunction	130.00	2.8	364.00
11/26/08	JMP	Final preparations for and attend oral argument before Judge Brennan; negotiations with opposing counsel re interim order; telephone calls with Roy	320.00	5.5	1,760.00
11/26/08	AE	Preliminary Motion Hearing	130.00	3.5	455.00
TOTAL FEES					\$6,521.50
PHOTOCOPY		6.00			
TOTAL EXPENSES					\$6.00
TOTAL FEES PLUS EXPENSES					\$6,527.50

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July 22, 2009 Invoice# 3309473  
Matter Number: 035405-00001  
RE: Priest, Ryan Foreclosure

DATE	ATTY		RATE	HOURS	AMOUNT
06/04/09	JMP	Confer with Asha re [REDACTED] and memo to Steve re same and reminder about mediation	330.00	0.3	99.00
06/08/09	WJP	Receipt and review of [REDACTED] [REDACTED]; follow up with P Shapinsky	200.00	0.5	100.00
06/11/09	WJP	Follow up with Atty Escheverria re: info for mediation next week	200.00	0.5	100.00
06/12/09	AE	Reviewing Documents for Production and Preparation for Mediation	145.00	3.4	493.00
06/12/09	MT	Downloading documents; working on document production.	135.00	2.6	351.00
06/14/09	JMP	Meet with Steve Brown and Asha at office to prepare for mediation	330.00	1.0	330.00
06/14/09	AE	Preparation for Meeting with Client and Mediation; Meeting with Client; Reviewing Documents for Production	145.00	2.5	362.50
06/15/09	WJP	Calls to and from Atty Paterson re: questions coming up at mediation today and how to format transaction/conveyance to City of Biddeford. Follow up with Monument Title re: status of last policy and status of foreclosure	200.00	1.1	220.00
06/15/09	JMP	Travel to Kennebunk and attend mediation with Steve Brown	330.00	6.0	1,980.00
06/15/09	RJC	Emails and calls regarding current assessment updates for 8 and 15 Williams Court properties; follw up re same on current tax issues	250.00	1.6	400.00